

THE HONORABLE RICHARD A. JONES

UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF WASHINGTON

SAMIR ABOULHOSN AND MAJDA  
ABOULHOSN,

Plaintiffs,

vs.

WELLS FARGO HOME MORTGAGE;  
FEDERAL HOME LOAN MORTGAGE  
CORPORATION; NORTHWEST  
TRUSTEE SERVICES

Defendants.

NO. 2: 13-cv-02013-RAJ

**STIPULATION AND  
ORDER TEMPORARILY  
RESTRAINING TRUSTEE'S  
SALE**

Plaintiffs Samir and Majda Aboulhosn and Defendants Wells Fargo Home Mortgage, Federal National Mortgage Corporation and Northwest Trustee Services stipulated and agree as follows:

1. The trustee's sale currently scheduled for December 9, 2013 of the real property located at 15610 93<sup>rd</sup> Court NE, Bothell, WA 98011 ("Property") will not occur on December 9, 2013 and Northwest Trustee Services is restrained from proceeding with a trustee sale of the Property before January 10, 2014, on which date this order will dissolve and be of no further force or effect, unless otherwise extended or modified by written order of this court.

STIPULATION AND PROPOSED ORDER  
TEMPORARILY RESTRAINING TRUSTEE'S SALE - 1

Northwest Consumer Law  
Center  
520 EAST DENNY WAY  
SEATTLE, WASHINGTON 98122  
(206) 805-0989  
FAX (866) 526-9994



2. This order in no way prohibits the Plaintiffs from seeking further restraint of the trustee's sale by agreement between the parties or by further order of this court.

3. This order is, in no way, any admission of any wrongdoing or liability by Defendants. This order in no way prohibits Defendants from taking any and all steps regarding the Property, including holding a trustee's sale, on any date permitted by law after January 10, 2014, or such earlier date if this order is otherwise dissolved.

4. Plaintiffs agree to pay \$2,527.06 into the registry of the court as security to the Defendant Wells Fargo on or before December 1, 2013.

5. If Plaintiffs fail to pay \$2,527.06 into the registry of the court as provided in Paragraph 3, this order shall dissolve and be of no further force and effect as of December 12, 2014.

6. All sums paid into the court registry pursuant to this order shall be disbursed to Wells Fargo upon the dissolution of the order and applied to the amounts due on the obligation secured by the Deed of Trust being foreclosed.

DATED this 19<sup>th</sup> day of November, 2013.

NORTHWEST CONSUMER LAW CENTER

LANE POWELL, PC

By: /s/ Kathleen Box  
Kathleen S. Box, WSBA No. 45254  
Attorney for Plaintiffs  
Samir Aboulhosn and Majda Aboulhosn

By: /s/ Andrew Yates  
Ronald E. Beard, WSBA No.  
Andrew G. Yates, WSBA No.  
Attorney for Defendants

STIPULATION AND PROPOSED ORDER  
TEMPORARILY RESTRAINING TRUSTEE'S SALE - 2

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1 NORTHWEST TRUSTEE SERVICES, INC.

2  
3 By: /s/ Charles Katz  
4 Charles E. Katz, WSBA No. 40610  
5 General Counsel  
6  
7

8 **ORDER**

9 In accordance with the parties' stipulation, it is HEREBY ORDERED AS FOLLOWS:

10 1. The trustee's sale currently scheduled for December 9, 2013 of the Property will  
11 not occur on December 9, 2013 and Northwest Trustee Services is restrained from proceeding  
12 with a trustee sale of the Property before January 10, 2014, on which date this order will dissolve  
13 and be of no further force or effect, unless otherwise extended or modified by written order of  
14 this court.  
15

16 2. This order in no way prohibits the Plaintiffs from seeking further restraint of the  
17 trustee's  
18 sale by agreement between the parties or by further order of this court.  
19

20 3. This order is, in no way, any admission of any wrongdoing or liability by  
21 Defendants. This order in no way prohibits Defendants from taking any and all steps regarding  
22 the Property, including holding a trustee's sale, on any date permitted by law after January 10,  
23 2014, or such earlier date if this order is otherwise dissolved.  
24  
25

26  
27 STIPULATION AND PROPOSED ORDER  
28 TEMPORARILY RESTRAINING TRUSTEE'S SALE - 3

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5. If Plaintiffs fail to pay \$2,527.06 into the registry of the court as provided in Paragraph 3, this order shall dissolve and be of no further force and effect as of December 12, 2014.

6. All sums paid into the court registry pursuant to this order shall be disbursed to Wells Fargo upon the dissolution of the order and applied to the amounts due on the obligation secured by the Deed of Trust being foreclosed.

SO ORDERED this 25<sup>th</sup> day of November, 2013.

SO ORDERED this 25<sup>th</sup> day of November, 2013.

Richard A. Jones

The Honorable Richard A. Jones  
United States District Judge